

17 February 2020

Statement of Environmental Effect WLEP2011 and WDCP

For Application DA2020/0083

Proposed development alternations and additions to a dwelling house. Address: Lot 3, DP16941

128 Queenscliff Road, Queenscliff, NSW 2096

Application to develop within the Warringah Local Environment Plan 2011 (WLEP 2011)

Land at 128 Queenscliff Rd, Queenscliff, NSW 2096

1. What is the name of the environmental planning instrument that applies to the land?

Warringah Local Environment Plan 2011 (WLEP 2011)

2. Zoning of the land?

Zoning Zone R2 Low Density Residential

3. What are the objectives of Zone?

*1 Objectives of zone*

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah. 3 Permitted with consent Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Veterinary hospitals*

4. Are there development standards being varied?

No, height issue has been addressed from the previous DA application. The height of the extension at its highest point now meets the 8.5m maximum height regulation.

5. Under what clause is the development standard listed in the environmental planning instrument?

Clause 4.3 Height

6. What is the numeric value of the development standard in the environmental planning instrument?

Maximum Height 8.5 meters

7. What is the numeric value of the development standard in the development application?

By our measurement 8.5 meters is exactly the standard.

10. What is the percentage variation?

There is no variation.

11. Objectives of the standard

This application fulfills the objective of the standard.

12. Conclusion

We have provided a northwest elevation drawing showing ground levels to demonstrate that our proposed development is within the 8.5 metre height limit.

Signed,

A handwritten signature in black ink, appearing to be 'Matthew GA Leiper', written in a cursive style.

Matthew GA Leiper

Homeowner

A handwritten signature in black ink, appearing to be 'Amy M Leiper', written in a cursive style.

Amy M Leiper

Homeowner